

Meeting Results

The results of the Somerville Planning Board meeting for **Thursday, August 5, 2004** are as follows:

Review of Cases for the Zoning Board of Appeals:

27 Osgood Street: (Continued from 7/15/04) (Applicant: Terrence Morris; Owner: Tom Bent) The Applicant seeks a special permit with site plan review for exceeding the maximum number of dwelling units per lot (§7.3) to demolish an existing commercial building and construct two residential buildings with a total of sixteen units. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from maximum lot coverage (§8.5.C), a variance from front yard setback (§8.5.G), and a variance from rear yard setback (§8.5.I). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. Residence B (RB) zoning district.

Continued to September 2, 2004

622 Somerville Avenue: (Applicant: John J. O'Kane, Owner: California Property Management, Inc.) The Applicant seeks a special permit with design review to open a tattoo parlor (SZO §7.11.8.13.a). Industry A (IA) zoning district.

Continued to August 23, 2004

101-103 Hudson Street: (Applicant and Owner: Gwen Wilcox) The Applicant seeks a special permit to alter a non-conforming structure to reconstruct and redesign a second floor addition and first floor porch. Residence B (RB) zoning district.

Recommended Conditional Approval (5-0)

24-28 Cross Street: (Agent: Scott Vaughn; Applicants and Owners: Paul and Mary Pavidis) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to add three stories to and convert an existing one-story structure to a three-family dwelling. Proposal also requires variances from minimum lot area per dwelling unit requirements (SZO §8.5.B), maximum floor area ratio (SZO §8.5.E), and maximum height (SZO §8.5.F). Residence B (RB) zoning district.

Continued to September 2, 2004

218 Holland Street: (Applicant: Cyndie Femino, Owner: KK Realty Trust) The Applicant seeks a special permit to convert second floor office space to a five room boarding house. (SZO §7.11.3.A). Neighborhood Business (NB) zoning district.

Recommended Conditional Approval (5-0)

83 Wallace Street: (Applicant and Owner: Michael Bergman) The Applicant seeks a special permit to alter an existing nonconforming single-family dwelling (SZO §4.4.1) and a variance from maximum height requirements (SZO §8.5.F) in order to construct two gable dormers on the roof of the building. Residence A (RA) zoning district.

Recommended Conditional Approval (5-0)

Planning Board Public Hearings, all continued from July 15, 2004:

133 Middlesex Avenue: Assembly Square Mixed-Use District (ASMD) zoning district, Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district: The Applicant and Owner, Assembly Square Limited Partnership, is seeking a Special Permit with Site Plan Review-A for a use accompanying a Retail Priority Permitted Use (pursuant to the requirements of §6.4.9, §6.4.10 and §5.3 of the SZO), in order to construct four buildings with accessory underground and surface parking. In the aggregate, the four buildings would contain approximately 41,900 square feet of retail space, 59,800 square feet of office space and 239 units of housing. The Applicant is also requesting a special permit under §9.13.c of the SZO in order to allow a driveway on one lot to lead to a parking space or loading bay on another lot, and to allow a driveway to straddle the lot line and serve a parking space or loading bay on two or more lots. A second special permit under §9.13.d is being requested by the Applicant to allow parking spaces to be located on a separate lot, which may be in separate ownership. This application is also subject to linkage requirements under §15.2 of the SZO as well as Inclusionary Housing requirements under §13.2 of the SZO.

Continued to August 23, 2004. Record for written testimony open until noon on August 20.

133 Middlesex Avenue: Assembly Square Mixed-Use District (ASMD) zoning district, Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district: The Applicant and Owner, Assembly Square Limited Partnership, is seeking a Special Permit with Site Plan Review-A (§6.4.5.A), in order to construct a restaurant (other than fast order food) comprising 7,500 square feet of gross floor area, with all operations conducted entirely within the building.

Continued to August 23, 2004. Record for written testimony open until noon on August 20.